



W3329057

Mail Recorded Deed & Tax Notice To:
RKF Properties, LLC, a Utah limited liability company
1835 South Hwy 89
Perry, UT 84302

E# 3329057 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
12-Jun-24 0228 PM FEE \$40.00 DEP LC
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I
ELECTRONICALLY RECORDED



File No.: 166375-KAP

WARRANTY DEED

SES 331, LLC, a Utah limited liability company,

GRANTOR(S), of Perry, State of Utah, hereby Conveys and Warrants to

RKF Properties, LLC, a Utah limited liability company,

GRANTEE(S), of Perry, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

BT **TAX ID NO.: 18-161-0012** (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.


[Signature on following page]

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Dated this 12th day of June, 2024.

SES 331, LLC, a Utah limited liability company


BY: 
Ryan W. Forsyth
Manager

STATE OF UTAH

COUNTY OF DAVIS

Box Elder

On 12th day of June, 2024, before me, personally appeared Ryan W. Forsyth, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of SES 331, LLC, a Utah limited liability company.


Notary Public

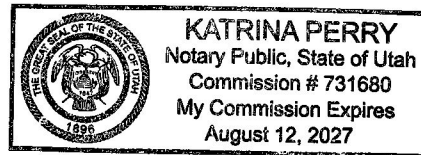


EXHIBIT A

Legal Description

A parcel of land within the Northeast Quarter of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, North Ogden City, Weber County, Utah, being further described as follows:

Beginning at the Southeast corner of the Remainder Parcel of the Barker Depot Subdivision (Entry No. 2992361), said point being North 0°15'00" East 5451.14 feet along the monument line of Washington Boulevard to the center line of 2550 North Street, North 89°41'30" West 339.06 feet along the center line of 2550 North Street and North 0°18'30" East 33.00 feet from the Ogden City Street Monument at the intersection of Washington Boulevard and 1700 North Street, said Point of Beginning also being South 0°08'41" East 925.312 feet along the Section line and West 883.102 feet from the Northeast Corner of said Section 32, said Point of Beginning also being North 89°41'30" West 273.04 feet from the Southeast Corner of Lot 48, Plat "B", North Ogden Survey;

Thence North 89°41'30" West 544.13 feet,

Thence 15.71 feet along the arc of a 10.00 foot radius curve to the Right thru a central angle of 90°01'06" (Chord bears North 44°40'57" West 14.14 feet);

Thence North 0°19'43" East 171.77 feet;

Thence 27.884 feet along the arc of a 491.00 foot radius curve to the Left thru a central angle of 3°15'12" (Chord bears North 1°17'53" West 27.880 feet);

Thence 42.59 feet along the arc of 750.00 foot radius curve to the Right thru a central angle of 3°15'12" (Chord bears North 1°17'53" West 42.58 feet);

Thence North 0°19'43" East 149.28 feet;

Thence North 88°51'10" East 198.22 feet;

Thence South 89°47'52" East 53.51 feet;

Thence South 49°13'49" East 48.98 feet;

Thence South 89°47'52" East 68.22 feet;

Thence North 0°01'30" East 217.51 feet;

Thence 238.132 feet along the arc of a 4048.50 foot radius curve to the Left thru a central angle of 3°22'12" (Chord bears South 88°53'19" East 238.098 feet);

Thence 7.951 feet along the arc of a 9918.00 foot radius curve to the Right thru a central angle of 0°02'45" (Chord bears North 89°26'58" East 7.951 feet);

Thence South 0°13'51" West 81.59 feet;

Thence 101.154 feet along the arc of a 270.00 foot radius curve to the Right thru a central angle of 21°27'56" (Chord bears South 10°57'49" West 100.564 feet);

Thence South 21°41'47" West 38.83 feet;

Thence 74.862 feet along the arc of a 200.00 foot radius curve to the Left thru a central angle of 21°26'47" (Chord bears South 10°58'23" West 74.426 feet);

Thence South 0°15'00" West 299.52 feet to the Point of Beginning.

Contains 6.144 Acres or 267,630 Sq. Ft.